



RAMP

Rental Action Management Program

www.ci.fayetteville.nc.us/rrpp



February 6, 2012

RAMP Update

- City has been working on RAMP since 2007
- On April 26, the City Council adopted the PROP, but repealed it on August 8 due to NC law changes.
- At Council's direction staff developed RAMP, based on a similar Charlotte model & compliant with law.
- Staff and Council engaged community stakeholders, including a public hearing on December 12.
- January 9 presentation to Council, who requested further research to try and address stakeholder concerns.

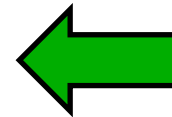
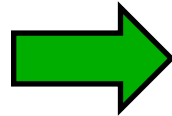
RAMP Modifications

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- Add a definition for Apartments, Sec. 14-64
 - Changed the definition of “Residential Rental Property” to include single family homes, duplexes and triplexes, but specifically exempt apartments, Sec. 14-64
 - Added Sec. 14-78, which gives Council the ability to add problem apartments complexes by ordinance.
 - Changed the appellate process to allow for appeals of the Police Official’s decision to require the property to register as well as any decision to revoke registration, Sec. 14-81

RAMP Triggers

Criminal Activity

- Rental ?
- Top 10% of crime Incidents using a weighted criteria, as compared to similarly sized rental properties
- Requires development of action plan to reduce crime



- 6 months/1 year for Crime
- 1 year for Code Violations
- Further violations may prevent Owner from renting for 1 year

Code Violations

- Rental ?
- 3+ code violations in a 12 month period
- Code Violation
 - Abandoned Car
 - Trash or debris
 - Damage to home or surrounding property

RAMP Resources

Program Personnel Requirements

- 1 Full-time Home Inspector
- 1 Part-time Office Assistant II
- 2 Full-time Crime Analysts
- 1 Sworn Police Officer

Program Required Assets

- 1 Police cruiser
- Hardware and software

Assumptions

Estimated Costs:

- One time costs of \$185,000
 - Initial advertising, marketing and education
 - Office setup, computers and software
 - One police cruiser, Officer's equipment and safety gear
 - Training for personnel
- Personnel & Operating costs full FY \$283,000:
 - 1 FT Inspector, 1 PT Office Assistant, 2 Crime Analyst, & 1 Sworn Officer
 - Cell phone/Travel and Training/Supplies/Memberships/Mileage/Vehicle Maintenance, Fuel and \$10,000 for Legal

Assumptions

Anticipated Revenues

- No revenues anticipated for remainder of FY 12 due to program set up and database building phase
- Anticipated Revenues for FY 13
 - Anticipate an 80% collection rate

Estimated properties impacted	Fee	Est. Applicable homes	FY12	FY 13
Code Enforcement Collections	\$1,000.00	130	0	130,000
Police Collections	\$1,000.00	100	0	100,000
Fines Collected at 80% collection rate				184,000

Recommendation

Provide direction to staff for any modifications/questions, and set for formal consideration on Monday, February 27, 2012.